

June 5, 2012

The e Harper County Board of Commissioners met in regular session. Chairman Lee Adams called the meeting to order to Commissioner Carla Pence and Commissioner Jim Gates. Also in attendance: Al Roder, Administrator; and Cheryl Adelhardt, recording secretary.

Commissioner Pence moved to approve minutes of May 30, approved unanimously. Commissioner Pence moved to approve payroll withholding \$136,997.66, approved unanimously.

Randy Boehkme, Plumb Thicket Landfill, gave an update on the road project. The two bids were opened last week from Lafarge Asphalt and Paving and Cornejo & Sons LLC and Lafarge had the low bid. Work will start the end of July with a 80 working day completion date. Commissioner Gates moved to approve recommendation to award bid to LaFarge, approved unanimously. No county funds are being expended for this project.

KanOkla representatives Ed Bernard and Justin Mayo reviewed the proposal submitted for the county phone system. The proposal would include VOIP and reduce 76 lines to 30.

Tracey Chance, Undersheriff, gave on update on the maintenance issues at the jail. Hazel's quote to repair the shower is \$9,000-\$9,500. The old shower will have to be cut out and the new shower will have to be sectioned to get in to building. Commissioner Gates moved to approve the repair, approved unanimously. There may be other problems when shower is removed as it was installed with construction of the jail in 1970.

Bickley Foster, Zoning Administrator, was present for two cases to be heard. Chairman Adams called Agenda Item 4A, Case 12-05(applicant Chris Elliott) to change A-3 Agriculture to I-1 Light Industrial. No member declared disqualification for conflict of interest. Board all indicated they had received unapproved minutes. The County Clerk reported no protests had been received. Mr. Foster gave the administrator report and the Harper County/Cities Planning Commission and Board of Zoning Appeals recommendation to change by a 5-0 vote. The 5 acres of I-1 is permitted for 18 uses in the zoning regulations. The 17 factors and findings were reviewed and 2 conditions were approved. Public comment was received from Chet Barber for line of sight from adjoining residential property. There was discussion between applicant, Board, Mr. Barber and Mr. Foster. After Board deliberation, Commissioner Gates moved to override Planning Board recommendation and add condition #3 to increase set back area. Commissioner Gates moved to amend the motion and add security fence must start on setback line as condition #4, amendment approved unanimously. The amended motion including conditions 3 & 4 was approved unanimously. Chairman Adams reviewed appeals process and declared case close.

Chairman Adams called agenda item 4B, Case SU 12-02 (applicant Phillip and Sandra Unruh). No member declared disqualification for conflict of interest. County Clerk replied five protest petitions had been received, covering over 20% of notification area. This will necessitate a $\frac{3}{4}$ vote of the quorum, this being three. The Board discussed the email correspondence received. Board all indicated they had received unapproved minutes. Mr. Foster gave the Zoning Administrator report. Mr. Foster reviewed the discussion from a recent meeting discussing rv and Board consensus to have a draft of needed revisions. Since this wasn't done before variance case was done, the Zoning Board of Appeals approved the variance for 5 years to override the 30 day current regulation. The public concerns heard at the ZBA meeting were: 1) traffic; 2) drainage; 3) lift station for sewer; and 4) noise. Mr. Foster reported that the applicant had their work done by Mr. Foster's son's firm but at the time Mr. Foster was not Zoning Administrator, Mr. Leland was, so the conflict of interest did not occur for that meeting. The conditions recommended by the ZBA were reviewed. Melissa Reynolds, applicant agent, reported new information since the ZBA hearing included relocation to south of property to address public concerns. Engineer Don Hellar, EBH & Associates has been contracted to work with water and Kyle Clark, South Central Local Environmental Protection Program, will defer permitting to KDHE because of project size. Other discussion and public comments were received from Janis Knox, County Counsel and from Larry, President Kansas RV Campgrounds Association. Zoning Administrator Foster reviewed the 17 facts and findings and decision options were reviewed. Commissioner Pence moved to override the BZA recommendation and add condition #4 - that first two phases of construction would occur in south area of parcel, approved unanimously. Chairman Adams reviewed appeal process and closed hearing..

David Sohl, Sohl Communication, reviewed the proposal for a county wide telephone system. Maintenance concerns were discussed.

Administrator Roder presented the contract with State of Kansas, Division of Property Valuation, for appraiser services. Commissioner Gates moved to approve contract, approved unanimously.

The CC509 form for the county farm was signed by Chairman Adams.

Janis Knox, County Counselor, reviewed the NRP contracts currently set to expire May 2014. Board indicated no change to be made at this time.

Commissioner Pence moved to approve proposal from GIS Workshop for GIS services, approved unanimously.

EMS billing was discussed and a third party billing method will be looked into.

Paul Christner, EMS Director, was present for executive session requested by motion of Commissioner Gates for five minutes at 1:50 p.m. for non-elected personnel, approved unanimously. Meeting resumed in open session at 2:00 p.m.

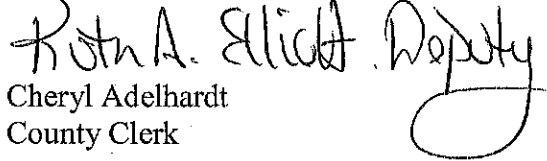
As there was no further business to come before the Board, the meeting was adjourned to meet next on June 12, 2012 at 9:00 a.m. in the Commissioner office.

APPROVED:



Lee Adams
Chairman

ATTEST:



Cheryl Adelhardt
County Clerk

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